

S-67
Old Watkins Place
Hudson's Corner vicinity
private

c. 1800 and later

In general form, this two-story, four-bay house appears very similar to the nearby Jeptha Hayman house (S-244), despite the artificial layer of asphalt siding. The uneven east elevation of the main house suggests the farmhouse was completed in at least two periods of construction. As indicated in a 1967 survey report of the house, the northern two bays of the first floor comprise a log house that was covered with beaded weatherboards. Another notable feature is the common bond brick firewall on the north gable end. This architectural feature is typical of buildings dating to the decades surrounding the turn of the nineteenth century. During the third or fourth quarters of the nineteenth century, the house was evidently raised and enlarged to its present shape.

A chain of title documents this farm as the "Old Watkins Place," named for Frank H. Watkins who owned the farm between 1912 and 1951 (See SFD 59/326). A full chain of ownership has not been fully established.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. S-67

Magi No. 2000675435

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic "Old Watkins Place"

and/or common Farmhouse near Hudson's Corner

2. Location

street & number West side of Westover - Marion Road ☐ not for publicationcity, town Kingston ☒ vicinity of congressional district First

state Maryland county Somerset

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Katryna Ovtchynikoff

street & number c/o Mykola Kondratenko telephone no.:

city, town Baltimore state and zip code Maryland 21224

5. Location of Legal Description

courthouse, registry of deeds, etc. Somerset Clerk of Court liber I.T.P. 282

street & number Somerset County Courthouse folio 210

city, town Princess Anne state Maryland 21853

6. Representation in Existing Historical Surveys

title Maryland Historic Sites Inventory

date 1967 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Maryland Historical Trust

city, town Annapolis state MD 21401

7. Description

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Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The "Old Watkins Place" (known on the initial survey as the "farmhouse near Hudson's Corner") is a two-story four-bay frame (and possibly log) house that stands on the west side of the Westover-Marion Road approximately one mile north of Hudson's Corner, Somerset County, Maryland. The asphalt sheathed dwelling faces east with the primary gable running on a north/south axis. Accompanying the house are several chicken houses, a board and batten garage, a ramshackled privy and a corn crib, all of which have minor significance.

The two-story four-bay main house rests on a minimal brick foundation and is covered by a medium pitched roof of asphalt shingles. Asphalt shingles cover the exterior walls as well. Extending to the south is a single-story kitchen wing that is likewise covered with asphalt tile. To the rear (west) is a two-story ell addition.

The east elevation is divided by four unevenly spaced bays and is covered on the first floor by an enclosed shed porch. The second floor windows are filled with two over two sash. The roof to the house appears to have been reworked with extended eaves.

The north gable has an exposed common bond brick fire wall that rises only one floor, while the interior end brick stack rises above the roof line. The stack is finished with a corbelled cap.

The west (rear) elevation is largely covered by the two-story ell addition and is finished with the same materials as the main block.

Extending from the south gable end is a single-story kitchen wing that has been covered with imitation brick asphalt. The gable end is flush. Attached to the west side of the kitchen is a small concrete block shed addition.

An interior inspection of this house has not been made.

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input checked="" type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This two-story frame house appears very similar in form to the nearby Jeptha Hayman House, although this structure has been significantly altered with layers of modern wall materials. The uneven east elevation suggests two periods of construction within the main house. The 1967 survey form indicates that the northern two bays of the first floor comprise an early log house covered with shiplap siding. These details have since been covered with later materials.

A chain of title documents this farm as the "Old Watkins Place", named for Frank H. Watkins who owned the farm between 1912 and 1951. (See S.F.D. 59/326) Earlier ownership of this property has not been fully established.

Survey No. S-67

PS-2746

CHAIN OF TITLE

"Old Watkins Place"
Farmhouse near Hudson's Corner
S-67

I.T.P. 282/210

John Ovtchynikoff

to

8/19/1974

John and Katryna Ovtchynikoff

and being all that lot of land which was
conveyed to Ivan Astahov by deed from Frank H.
Watkins dated 1/12/1951 154/3 "Old Watkins
Place"

154/3

Frank H. Watkins

to

2/12/1951

Ivan Astahov

10 acres

S.F.D. 59/326

Thomas C. Davis and Virginia Davis of
City of Baltimore

to

4/1/1912

Frank H. Watkins

and being part of land conveyed to Mary E. Davis
by Mary C. Henderson by deed dated 8/9/1869
LW 11/564

LW 11/564

Mary L. Henderson

to

8/9/1869

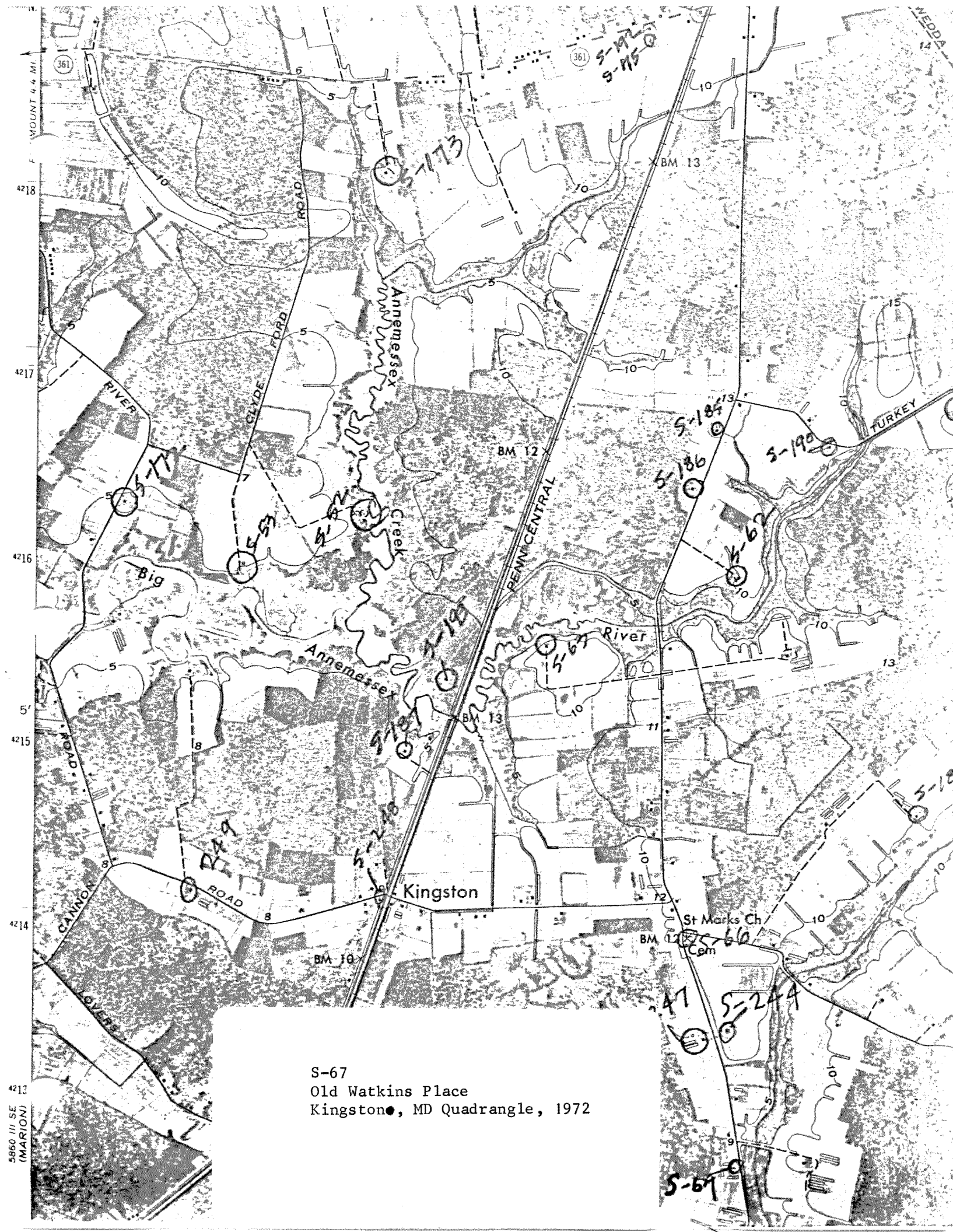
Mary E. Davis, wife of
William T. Davis

2000675109

Form 10-445
(5/62)

1. STATE Maryland COUNTY Somerset TOWN Hudson Corner VICINITY S-07 STREET NO.		HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY	
ORIGINAL OWNER ---- ORIGINAL USE Dwelling PRESENT OWNER Ivan Ovtchynikoff PRESENT USE Dwelling WALL CONSTRUCTION Clapboard and sq.log NO. OF STORIES 2⁵		2. NAME Farmhouse DATE OR PERIOD c. 1750 and Victorian STYLE Colonial and Later. ARCHITECT BUILDER	
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION		3. FOR LIBRARY OF CONGRESS USE	
OPEN TO PUBLIC No			
<p>This house is a fine example of how a simple farm structure was added to and altered throughout the years. The present house is an early Victorian structure. (c. 1850-1860) It is 2¹/₂ stories in height and 4 bays wide. All the windows are 6/6. The door occupies the second bay from the right. There is a chimney on each end of the house enclosed within the wall.</p> <p>At the first storey level on the right end and across the 2 right bays on the front the walls are constructed of squared logs and beaded shiplap siding. On the end the chimney brick is exposed by the omission of the siding. It appears that this is a very small old log cabin which was added onto until it reached its present size.</p> <p>It is weatherbeaten and in need of repairs.</p>			
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior			
Deteriorating			
6. LOCATION MAP (Plan Optional)		7. PHOTOGRAPH	
8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.		9. NAME, ADDRESS AND TITLE OF RECORDER Paul A. Brinkman 8/8/67 DATE OF RECORD	

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE



S-67
Old Watkins Place
Kingston, MD Quadrangle, 1972



Old Watkin's Place S-67
Hudson's Corner vicinity, Somerset County
East Elevation
10/84, Paul Touart, Photographer
Neg./Md. Historical Trust



5-67
Somerset -
Fairbairn

Photographed by
DANIEL C. CHURCH